



**Bosgate Close**  
Bozeat, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



## Bosgate Close

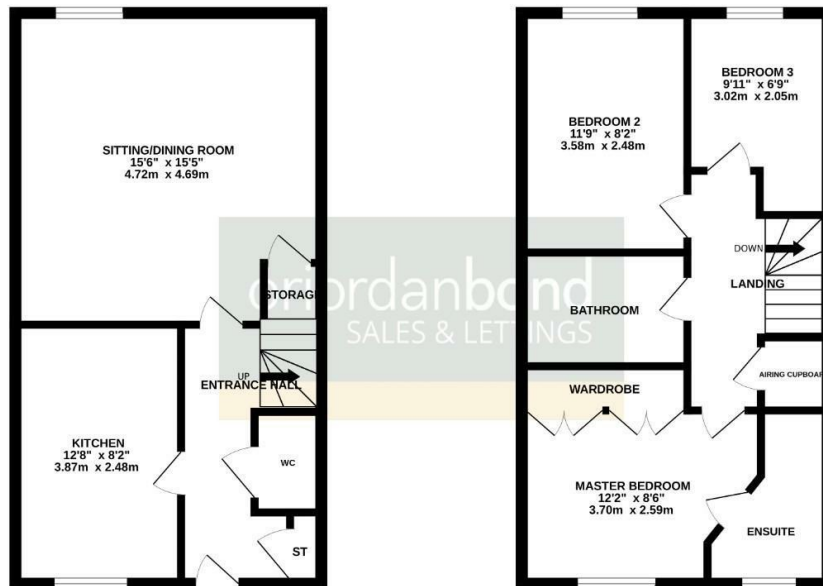
Bozeat

NN29 7JS

PRICE £270,000

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 6/20/24

O'Riordan Bond is delighted to offer this attractive three bedroom terraced house with ensuite and parking. The property is located in the popular village of Bozeat with good amenities and easy access to both the A45 and M1.

Accommodation comprises entrance hall, cloakroom/WC, open plan sitting/dining room, fitted kitchen/breakfast with integrated cooking appliances, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside to the front is two parking spaces. The rear southerly facing garden has been designed for low maintenance with patio area and small lawn with shrub borders. Further benefits include gas radiator heating and sealed unit double glazing. (B/841/S)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Earls Barton Sales  
01604 810088

earlsbarton@oriordanbond.co.uk

